

RESOLUTION NUMBER 4410

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TENTATIVELY APPROVING A PARTIAL CANCELLATION OF A LAND CONSERVATION CONTRACT FOR APPROXIMATELY 314 ACRES WITHIN THE PERRIS VALLEY PRESERVE NO. 2, MAP NO. 57 (AGRICULTURAL DIMINISHMENT 08-03-0013) SUBJECT TO CONDITIONS OF APPROVAL AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, on March 14, 2008 the City of Perris received an application for the partial cancellation (agricultural diminishment) of a land conservation contract (pursuant to the Williamson Act) from the Coudures Family Limited Partnership (“the Property Owner”) for approximately 314 acres located west of Perris Boulevard, south of Placentia Avenue, north of Nuevo Blvd. and east of the I-215 freeway/E. Frontage Road, and within the Perris Valley Agricultural Preserve No. 2, Map No. 57. recorded as instrument No. 19068 on February 27, 1970 (Assessor's Parcel Numbers 305-070-003; 090-015 to 018, 019, 026, 028, 030, 032, 055 to 059; 100-008, 009, and 028; 170-018; 220-011, 049 to 052; 110-001 to 007, 015, 016, 021 to 027, 032 to 035; 140-012, 024 to 034; 150-011, 027 to 038; 120-004 to 008, 020, 022 to 026; 130-001 to 006, 009; 160-001 to 003, 022 to 030; 190-014, 019, 028 to 032, the “Subject Property”); and

WHEREAS, Government Code Section 51282 permits a property owner to petition the City Council of the City of Perris to cancel a portion of or an entire land conservation contract; and

WHEREAS, City of Perris Municipal Code Section 19.74.040 specifies procedures for the partial cancellation of a land conservation contract; and,

WHEREAS, the Property Owner submitted a Notice of Nonrenewal, pursuant to the Williamson Act (Government Code Section 51200 et. seq.) for the 314 acres subject to the Williamson Act contract and the City approved the Notice of Nonrenewal on March 25, 2008 in accordance with Perris Municipal Code Section 19.74.030; and

WHEREAS, the Property Owner recorded the Notice of Nonrenewal with the County of Riverside on March 27, 2008 (Exhibit A) and the Williamson Act contract as it applies to the subject property shall expire on March 27, 2018; and

WHEREAS, the application for a partial cancellation of an land conservation contract relative to the Subject Property was accompanied by a proposal for an alternative land use consisting of 1,860 new dwelling units on approximately 170 acres, 1.3 million square feet of multiple business use on approximately 88 acres, and 44 acres of recreation and open space including a 16.5-acre sports park, an 11-acre lake bordered by an 8-acre park, a recreation center

and site improvements including infrastructure and utilities, roadways, parking and landscaping for Harvest Landing Specific Plan; and

WHEREAS, an Environmental Impact Report (State Clearinghouse No. 2006011029) was certified by City Council on April 28, 2009 for partial cancellation of the Williamson Act Contract; and

WHEREAS, pursuant to Government Code 51282, the California Department of Conservation was notified in letters dated January 29, 2009 and September 14, 2010 regarding the required findings establishing that the proposed partial cancellation of the land conservation contract is in the public interest and that the public concerns substantially outweigh the objectives of the Williamson Act; and

WHEREAS, public notice was provided in accordance with Government Code Section 51284 of the California Land Conservation Act of 1965; and

WHEREAS, the County Assessor has certified to the City Council in a letter dated October 6, 2010 (Exhibit B) that the cancellation valuation of the Subject Property is sixteen million, three hundred and ninety thousand dollars (\$16,390,000.00) and that the cancellation value of 12.5% results in a cancellation fee of two million, forty-eight thousand, seven hundred and fifty thousand dollars (\$2,048,750.00); and

WHEREAS, by copy of this Resolution, the City Council certifies to the County Auditor that based on the County Assessor's determination, certified to the City Council by letter dated October 6, 2010, the cancellation fee of \$2,048,750.00 shall be paid to the County Treasurer within one year of City Council approval, and prior to granting Final Cancellation; and

WHEREAS, on March 16, 2011, the Planning Commission conducted a duly noticed public hearing on the proposed tentative approval of a partial cancellation of a land conservation contract (Agricultural Diminishment 08-03-0013), considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed tentative partial cancellation to the City Council; and

WHEREAS, a public hearing conducted by the City Council on May 10, 2011 to consider facts as presented in the staff report prepared for this request, and to accept public testimony regarding this request for tentative partial cancellation; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS based upon the facts and analysis presented below, the staff report and accompanying attachments, public testimony received and subject to Conditions of Approval, does resolve as follows:

Section 1. The above recitals are true and correct.

Section 2. The City Council finds that the proposed Partial Cancellation of the Williamson Act Contract is in the public interest in accordance with California Government Code sections 51282(a)(2) and 51282(c).

Section 3. In accordance with Section 51282(a)(2) of the Williamson Act, the City Council finds that the public concerns substantially outweigh the objectives of the Williamson Act for the following reasons:

- A.** It is a goal of the City of Perris to orderly convert agricultural lands to developed land (Perris General Plan Conservation Element, page 42). All farmland within the City of Perris has been designated for development and the Agricultural land use designation has been removed from the General Plan Land Use Map.
- B.** The Subject Property is located within General Plan Planning Area 4: Freeway Business Park, which is designated for Specific Plan, business park and commercial development (Perris General Plan Land Use Element, page 19). Planning Area 4 is to be developed for business parks and associated retail uses that are dependent upon I-215 freeway access and visibility (Perris General Plan Land Use Element, page 4).
- C.** Upon approval of General Plan Amendment 08-03-0007, associated with adoption the Harvest Landing Specific Plan, the General Plan designation for the entire Property will be Specific Plan. The Specific Plan designation allows flexibility in the arrangement, mix and intensity of uses, encourages integration of residential uses with non-residential uses, and supports development of amenities including community parks. A Specific Plan may be applied to properties for development consistent with a master plan development incorporating seventy-five acres or more contiguous parcels (Perris General Plan Land Use Element, page 68). The Subject Property will be zoned Specific Plan and agricultural uses are inconsistent with the Specific Plan zone.
- D.** Located southwest of the Subject Property is a commercial retail center identified as the Perris Plaza. The approved Perris Marketplace commercial retail project will be located immediately north of Perris Plaza. North of the Subject Property along Placentia Avenue is a business park. Residential development is located immediately to the east of the Property, across Perris Boulevard. The development of the Subject Property as a master planned community with a mix of uses including parks and recreation, commercial, multiple business, and residential development is a continuation of a mix uses in the area - commercial retail and residential development along Perris Boulevard and business park and light industrial development along Placentia Avenue.
- E.** Thus, the Subject Property is within an area that is urbanizing and will continue to urbanize in the future. Agricultural uses within an urbanizing area are inconsistent with the surrounding uses and may create conflicts

where the farming uses are adjacent to the urban uses. For example, the act of discing the Subject Property every year will increase the levels of PM10 and PM2.5 in the surrounding areas; especially near the residences along the eastern side of Perris Boulevard.

- F.** To minimize the potential conflicts between the agricultural uses on the Property (and the surrounding property under the Williamson Act Contract) and the surrounding urban uses, the property owners have used the Subject Property for sod farming. Other potential agricultural uses would create greater conflicts as they may increase the dust in the area and create additional noise from agricultural machinery. Thus, the Subject Property can not be used for its highest and best agricultural use.
- G.** Therefore, the City Council finds that the public's concerns regarding orderly development of the City, compliance with the Perris General Plan and avoidance of conflicting uses outweighs the preservation of the Subject Property for agricultural purposes.

Section 4. In accordance with Section 51282(a)(2)(c)(2) of the Williamson Act, the City Council finds that that there is no proximate noncontracted land which is both available and suitable for the proposed uses, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land for the following reasons:

- A.** Upon approval of General Plan Amendment 08-03-0007 associated with adoption the Harvest Landing Specific Plan, the entire Subject Property will be designated Specific Plan. As indicated above, the Specific Plan Land Use designation allows flexibility in the arrangement, mix and intensity of uses, encourages integration of residential uses with non-residential uses, and supports development of amenities including community parks. A Specific Plan may be applied to properties for development consistent with a master plan incorporating seventy-five acres or more contiguous parcels. Other proximate, noncontracted land in the City that is designated Specific Plan, has adopted Specific Plans with unique land uses, zoning, development standards and design guidelines in place. Therefore, these Specific Plan areas cannot accommodate the Harvest Landing Specific Plan.
- B.** Other proximate, noncontracted land in the City that is not designated Specific Plan cannot provide flexibility in the arrangement, mix and intensity of uses nor can they provide enough contiguous parcels to accommodate the number of units (1,860), building area (1.3 million square feet), parks and open space and the unique lake feature proposed in the Project.

Section 5. The City Council hereby tentatively approves the request for partial cancellation of the Land Conservation Contract for approximately 314 acres within Perris Valley Preserve No. 2, Map No. 57, based on the above findings.

Section 6. The City Clerk is directed and authorized to record a Certificate of Tentative Cancellation for the property (Exhibit C).

Section 7. Within one year of the date of recordation of the Certificate of Tentative Cancellation, the cancellation fee set by the County Tax Assessor shall be paid. If the fee is not paid within one year the fee shall be recomputed.

Section 8. Within one year of the effective date of this resolution, the Developer shall secure final subdivision map approved for project.

Section 9. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 10. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and **APPROVED** this 10th day of May 2011.

Daryl R. Busch, Mayor

ATTEST:

Judy L. Haughney, C.M.C., City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Judy L. Haughney, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 4410 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10th day of May 2011, by the following vote:

AYES: ROGERS, YARBROUGH, LANDERS, EVANS, BUSCH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Judy L. Haughney, C.M.C., City Clerk

Resolution Exhibits:

Exhibit A: Notice of Non-renewal

Exhibit B: Cancellation Valuation

Exhibit C: Certificate of Tentative Cancellation

DOC # 2008-0151191
03/27/2008

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Conformed Copy

Has not been compared with original

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:

City of Perris
Attn: Judy L. Haughney, City Clerk
101 North "D" Street
Perris, CA 92570

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NCHGCC

Space above this line for recorder's use only

TRA:
DTT:

Notice of Non-Renewal



Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

Exhibit A

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

City of Perris
City Clerk

AND WHEN RECORDED MAIL TO:

RETURN TO:
101 North "D" Street
Perris CA, 92570

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1970 and recorded on February 27, 1970 as Instrument No. 19068 in the City of Perris, City Clerk's Office. The real property affected by this notice is located in the Perris Valley Agricultural Preserve No. 2, Map No. 57.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:

305-060-035	305-110-023	305-140-025	305-170-018
305-060-036	305-110-024	305-140-026	305-190-014
305-060-037	305-110-025	305-140-027	305-190-019
305-070-003	305-110-026	305-140-031	305-190-028
305-090-015	305-110-027	305-140-032	305-190-029
305-090-016	305-110-032	305-140-034	305-190-030
305-090-017	305-110-033	305-140-040	305-190-031
305-090-019	305-110-034	305-140-041	305-190-032
305-090-026	305-110-035	305-140-052	305-220-011
305-090-028	305-120-004	305-140-053	305-220-020
305-090-030	305-120-005	305-140-054	305-220-021
305-090-032	305-120-006	305-140-055	305-220-049
305-090-055	305-120-007	305-140-056	305-220-050
305-090-056	305-120-008	305-140-057	305-220-051
305-090-057	305-120-020	305-140-058	305-220-052
305-090-058	305-120-022	305-140-059	
305-090-059	305-120-023	305-140-060	
305-100-028	305-120-024	305-140-061	
305-110-001	305-120-025	305-160-001	
305-110-002	305-120-026	305-160-002	
305-110-003	305-130-002	305-160-003	
305-110-004	305-130-003	305-160-023	
305-110-006	305-130-004	305-160-025	
305-110-007	305-130-006	305-160-027	
305-110-016	305-130-009	305-160-028	
305-110-021	305-140-012	305-160-029	
305-110-022	305-140-024	305-160-030	

ORIGINAL OWNER(S)

John Coudures & Marie Coudures, husband and wife

CURRENT OWNER(S)

COUDURES FAMILY LIMITED PARTNERSHIP,
a California limited partnership

By: Coudures Family Management Company, a
California corporation, its General Partner

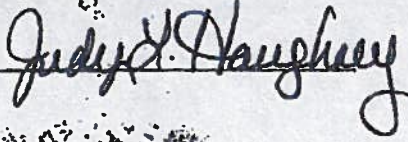

By: Rose Thommen
Its: Chief Financial Officer

3-13-08

(All original and current owners must be listed)

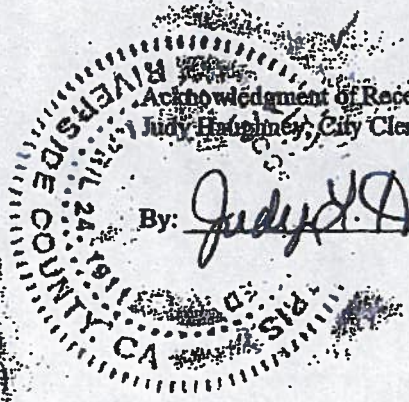
Acknowledgment of Receipt
Judy Vaughney, City Clerk of City of Perris

By:



Date:

3/25/2008



STATE OF CALIFORNIA)
)
COUNTY OF Riverside)ss.
)

On this 13th day of March, 2008, before me Nayomi De Silva Notary Public in and for the State of California, personally appeared Rose Thommen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

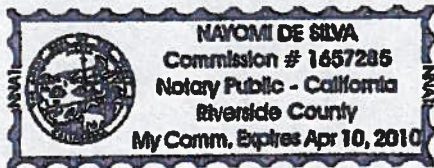
[SEAL]

Signature: 

Name:(print) Nayomi De Silva

NOTARY PUBLIC in and for the State of California.

My appointment expires: April 10th, 2010



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On 3/27/08 before me, Vicki Kasad, Notary Public
(Here insert name and title of the officer)

personally appeared Judy L. Haughney

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Vicki Kasad

Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**FERRIS VALLEY AGRICULTURAL PRESERVE NO. 2,
MAP NO. 57**

All of that portion of the unincorporated territory
of Riverside County, State of California, described as follows:

All of Section 19, Township 4 South, Range 3 West lying
East of State Highway 395;

Except:

Blocks 16 through 23 and Block 25 of Algodota Farms
Number 8 as shown in Map Book 16, Page 89, Records
of Riverside County;

Excepting:

lot C of Block 26 of said Map Book 16, Page 89;

Also excepting:

The Southerly 170' of the North-West one quarter
lying East of Highway 395;

Also excepting:

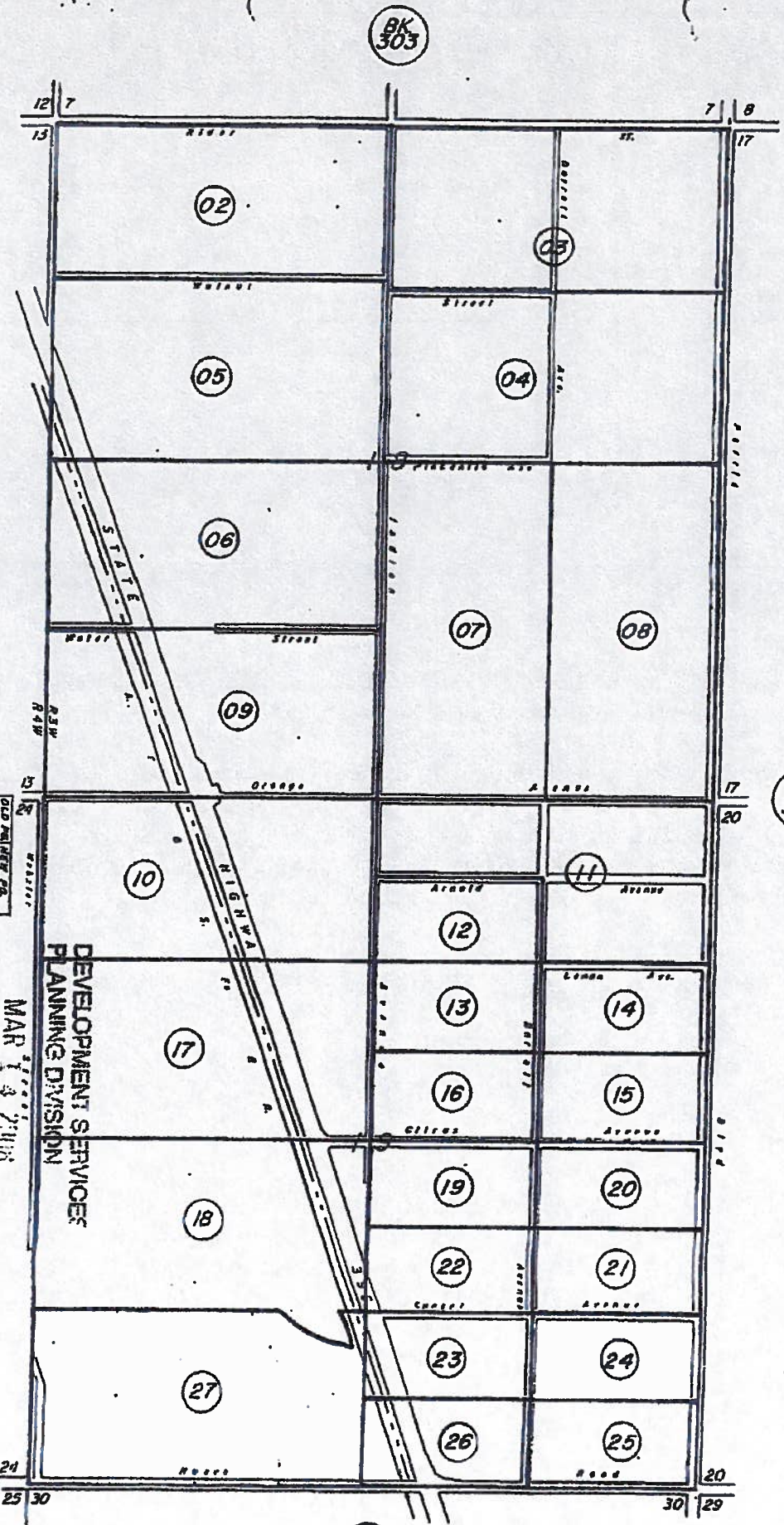
The Northerly 170' of the South-West one quarter lying
East of Highway 395;

Including the West one half of the South-East one quarter
and the South-East one quarter of the South-West one quarter
and the South-West one quarter of the North-East one
quarter of the South-West one quarter of Section 18,
Township 4 South, Range 3 West.

Secs. 18 & 19, T4S., R. 3W.



BK 306



DEVELOPMENT SERVICE
PLANNING DIVISION

MAR 13 2:08

OLD NUMBER	NO.
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25	25
26	26
27	27

PO 8-03-04-3

BK 317

MAP INDEX

BK 303

BK 311

RECORDING REQUESTED BY:

FOR COUNTY RECORDER'S USE

City of Perris
City Clerk's Office
Judy Haughney, City Clerk
101 North "D" Street
Perris, CA 92570-1998

Exempt Per Govnmt Code 6103

WHEN RECORDED MAIL TO:

City of Perris
City Clerk's Office
Judy Haughney, City Clerk
101 North "D" Street
Perris, California 92570-1998

**CERTIFICATE OF TENTATIVE CANCELLATION OF LAND CONSERVATION CONTRACT
(California Government Code Section 51283.4)**

I certify that on _____, 2011 the City Council of the City of Perris, Riverside County, State of California, adopted Resolution Number ____ approving **Agricultural Preserve Diminishment No. 08-03-0013** for a partial tentative cancellation of a land contract in the Perris Valley Agricultural Preserve No. 2, Map 57, as further described below. Per California Government Code Section 51283.4, a final certificate of cancellation will be issued and recorded at such time as the conditions and contingencies stated herein are satisfied.

1. Name and Address of Landowner:

Coudures Family Limited Partnership
1688 Perris Blvd.
Perris, CA 92571

2. Description of Property:

The property is described in the legal description, Exhibit A, attached hereto and incorporated herein by reference, and depicted on the plat map, Exhibit B, attached hereto and incorporated herein by reference. (Also known as Assessor's Parcel Numbers 305-070-003; 090-015 to 018, 019, 026, 028, 030, 032, 055 to 059; 100-008, 009, and 028; 170-018; 220-011, 049 to 052; 110-001 to 007, 015, 016, 021 to 027, 032 to 035; 140-012, 024 to 034; 150-011, 027 to 038; 120-004 to 008, 020, 022 to 026; 130-001 to 006, 009; 160-001 to 003, 022 to 030; 190-014, 019, 028 to 032.)

The property is located within Perris Valley Agricultural Preserve No. 2 (Map No. 57).

3. Description of Land Conservation Contract:

Land Conservation Contract dated January 1, 1970, and recorded on February 27, 1970, as Instrument No. 19068 in the Official Records of the County of Riverside, California, Exhibit C, attached hereto and incorporated herein by reference.

4. Contingencies and conditions to be satisfied prior to final cancellation of said contract:

- A. The cancellation fee of \$2,048,750.00, computed under the provisions of Government Code Section 51283(a), which was determined and certified by the City Council, shall be paid in full prior to the issuance of building permits. If the fee is not paid within one year from the date of the recording of the certificate of tentative cancellation, such fee shall be re-computed as of the date of notice when the landowner notifies the City Council that he has satisfied the conditions and contingencies enumerated in this Section 8.
- B. The Landowner shall obtain approval of Specific Plan 05-0423, General Plan Amendment 08-03-0007, Zone Change 08-03-0008, Tentative Tract Map 35103, and Tentative Parcel Map 35087 (the discretionary permits necessary to commence the project), and shall obtain the grading permits necessary to commence grading of the project.

A final certificate of cancellation will be issued and recorded at such time as the conditions and contingencies stated herein are satisfied.

5. Method of approval:

Per Resolution No. ____ duly adopted by the City Council on _____, 2011.

Judy Haughney
City Clerk

**PERRIS VALLEY AGRICULTURAL PRESERVE NO. 2,
MAP NO. 57**

All of that portion of the unincorporated territory
of Riverside County, State of California, described as follows:

All of Section 19, Township 4 South, Range 3 West lying
East of State Highway 395;

Except:

Blocks 16 through 23 and Block 25 of Rigado's Patent
Number 8 as shown in Map Book 16, Page 89, Records
of Riverside County;

Excepting:

Lot C of Block 26 of said Map Book 16, Page 89;

Also excepting:

The Southerly 170' of the North-West one quarter
lying East of Highway 395;

Also excepting:

The Northerly 170' of the South-West one quarter lying
East of Highway 395;

Including the West one half of the South-East one quarter
and the South-East one quarter of the South-West one quarter
and the South-East one quarter of the North-East one
quarter of the South-West one quarter of Section 18,
Township 4 South, Range 3 West.

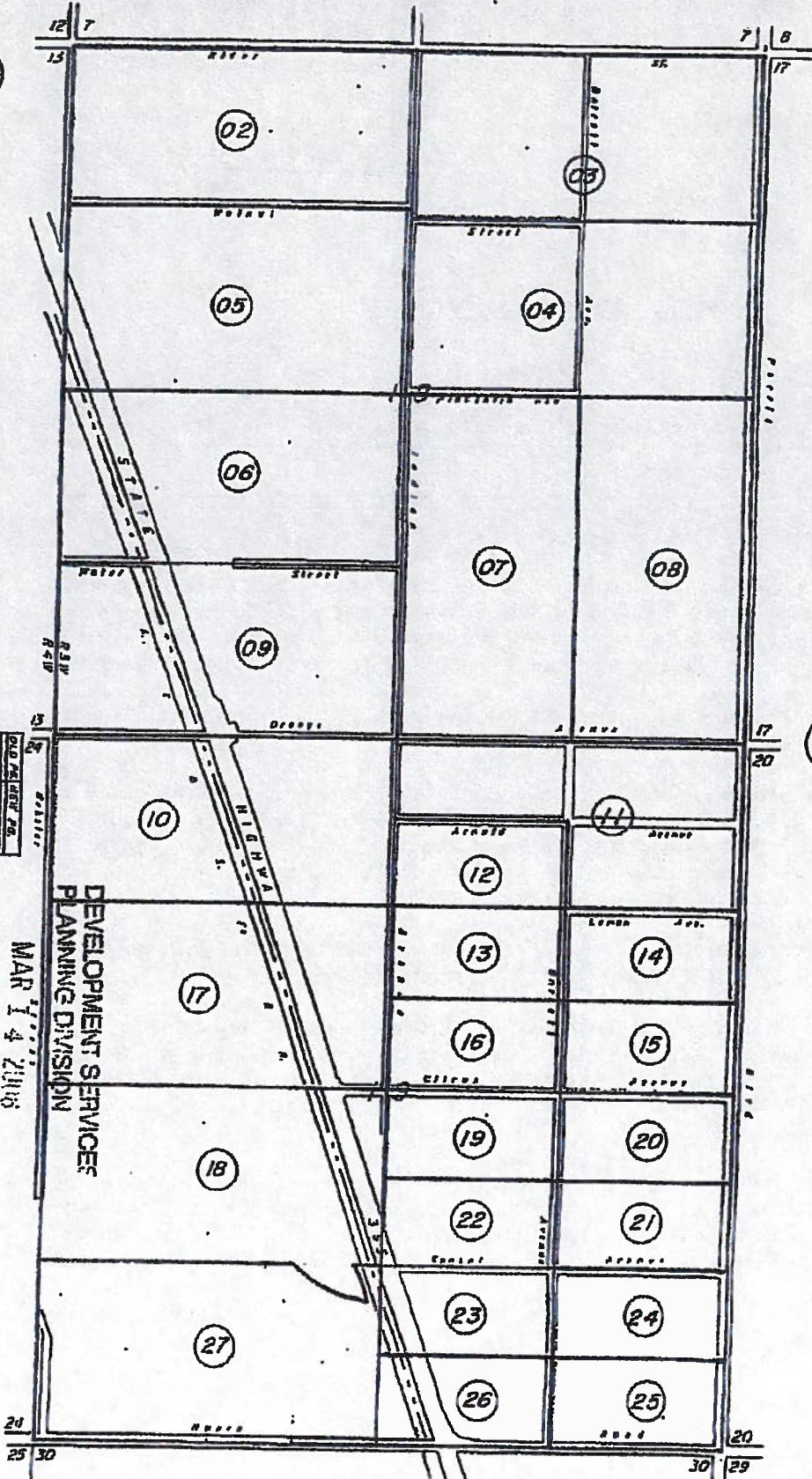
305

MAP INDEX

Secs 18 & 19, T4S, R3W



BK 306



DEVELOPMENT SERVICE
PLANNING DIVISION

MAR 14 2008

02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	

PO 8-03-0013

BK 303

BK 317

BK 311



MAP INDEX

Map 1571

MAP INDEX
BOOK 305
ASSESSOR'S MAP

5-15-2008

10 un-42

COPY of Document Recorded
on FEB 27 1970 as No. 19058
has not been compared with
original.
W. D. BALOGH, County Recorder
RIVERSIDE COUNTY, CALIFORNIA

LAND CONSERVATION CONTRACT

#2

COUNTY OF RIVERSIDE, herein called "County" and _____

John Coudures and Marie Coudures - husband and wife

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965, (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Perris Valley #2, Map #57 Agricultural Preserve.

2. This contract shall take effect on January 1, 1970, and shall remain in effect for an initial term of 10 years.

3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.

4. This contract may be cancelled only in accordance with Sections 51282, 51283, 51283.3, 51284 and 51285 of the Government Code.

5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.

6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are

permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.

7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.

8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, Court House, Riverside, California. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated January 1, 1970.

ATTEST:

Donald D. Sullivan, Clerk

By [Signature]
(Seal) Deputy

COUNTY OF RIVERSIDE

By [Signature]
Chairman, Board of Supervisors

STATE OF CALIFORNIA
COUNTY OF Riverside

OWNER: [Signature]

OWNER: [Signature]

On February 10, 1970 before me
personally appeared

OWNER: _____

John Coudures

OWNER: _____

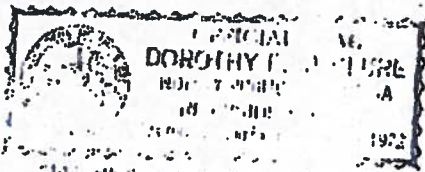
Marie Coudures

Mailing Address: 21-011 Indian Ave.

Perris, California 92370

Known to me to be the person^s whose
name^s subscribed to the within
instrument and acknowledged that I
executed the same.

[Signature]
Notary Public



PERRIS VALLEY AGRICULTURAL PRESERVE NO. 2,
MAP NO. 57

All of that portion of the unincorporated territory
of Riverside County, State of California, described as follows:

All of Section 19, Township 4 South, Range 3 West lying
East of State Highway 395;

Except:

Blocks 16 through 23 and Block 25 of Rigadota Farms
Number 8 as shown in Map Book 16, Page 89, Records
of Riverside County;

Excepting:

Lot C of Block 26 of said Map Book 16, Page 89;

Also excepting;

The Southerly 170' of the North-West one quarter
lying East of Highway 395;

Also excepting:

The Northerly 470' of the South-West one quarter lying
East of Highway 395;

Including the West one half of the South-East one quarter
and the South-East one quarter of the South-West one quarter
and the South-West one quarter of the North-East one
quarter of the South-West one quarter of Section 18,
Township 4 South, Range 3 West.

JOHN COUDURES AND MARIE COUDURES AGRICULTURAL PRESERVE #2

87-18

16-04-006-31

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16-04-008-47

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16-04-009-02

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16-04-010-08

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41
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43
44
50 (Blk 15 of)

16-04-011-45

56
57

98-10

16-04-006-02

07
08
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26

16-04-007-04

07

98-10 (cont)

16-04-007-08

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16-04-008-02

04
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*****475 acres

16-04-009-08

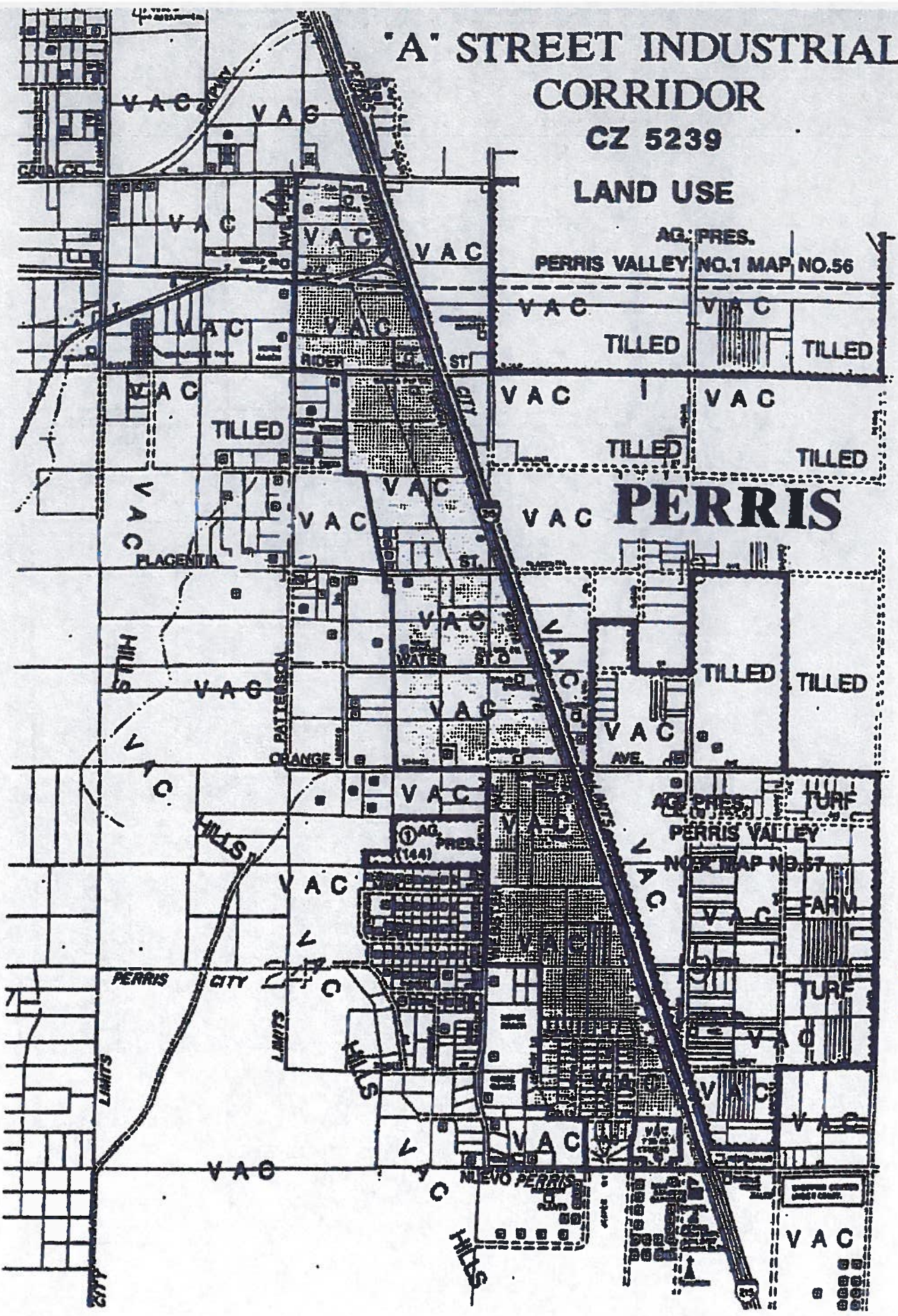
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16-04-010-15

18 (Perris SW Dev. Co.)
23
24

'A' STREET INDUSTRIAL CORRIDOR CZ 5239

LAND USE



FLACENIA ST.

SI.

1320'

566'

RD.

16-03-007-45

756'

1320'

16-03-000-70

16-03-000-67

77.90 ACES. 2640'

MC KIMBALL RD.

WATER

ORANGE

AVE.

BLVD.

16-03-005-54

16-03-005-50

16-04-003-47

2

3

16-04-007-91

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N.W.Y.

A.T.T.

S.F.

R.R.

INDIAN

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80'

470'

100'

100'

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FIGADOTA FARMS
M.B. 16/89
BK. 16-23 & 25

LOT C BK.26

NUEVO RD.

PERRIS

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16-04-007-91

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**COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX PRINGS BLVD
RIVERSIDE CA 92507
(951) 486-6570**

TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division

PETER ALDANA
ASSISTANT
Valuation Division

LARRY W. WARD
Assessor-County Clerk-Recorder

October 06, 2010

Brad Eckart - ASSOCIATE PLANNER
Diane Sbardelatti - ASSOCIATE PLANNER
Alexa Washburn - ASSOCIATE PLANNER

City of Perris
135 North D Street, Perris, CA 92571

Bard Eckart, Diane Sbardelatti, Alexa Washburn:

Re: AP Cancellation Valuation PERRIS NO 2, MAP NO 57 County of Riverside, CA

Notice is hereby given that a valuation was done by the Riverside County Assessor's Office to determine the cancellation value for agricultural preserve (CLCA) parcels in Agricultural Preserve PERRIS NO 2, MAP NO 57 (City of Perris, Riverside County, CA). The effective date of this valuation was 10/06/2010. The results of this valuation are as follows:

Assessor's Parcel #	Valuation
(SEE PARCEL DETAILS ON ATTACHED PAGES)	
97 PARCELS (314.05 ACRES)	\$ 16,390,000.00
Total Cancellation Valuation	\$ <u>16,390,000.00</u>
Cancellation Fee: @ 12.5%	\$ 2,048,750.00

Under California law effective Jan 1, 2005, you have the right to request a formal review of the valuation if you disagree with it, and you have 45 days from the date of receipt of this notice to reply.

Yours truly,

Larry W. Ward
Assessor-Clerk-Recorder

James Harlow

James Harlow
Supervising Appraiser
Agricultural Section

Exhibit C



**COUNTY OF RIVERSIDE
 ASSESSOR-COUNTY CLERK-RECORDER
 BOX SPRINGS DISTRICT OFFICE
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CATHY COLT
 ASSISTANT
 Administrative Division

TAUNA MALLIS
 ASSISTANT
 County Clerk-Recorder Division

FRIT SWAIN
 ASSISTANT
 Valuation Division

LARRY W. WARD
 Assessor-County Clerk-Recorder

**Assessor's Parcel Number
 & Agricultural Preserve Cancellation Valuation Summary**

**EFF 10-06-2010:
 Per list submitted by City of Perris**

PERRIS NO 2, MAP NO 57 - LIST OF CANCELLATION PARCELS & VALUES

PG 1 of 4

LIST OF CANCELLATION PARCELS & VALUES

#	APN	ACRES	CANCELLATION VALUE	%	CANC FEE
1	305-060-035-6	6.38 ac	223,000	12.50%	\$27,875
2	305-060-036-7	0.98 ac	34,000	12.50%	\$4,250
3	305-060-037-8	0.98 ac	34,000	12.50%	\$4,250
4	305-070-003-8	73.98 ac	2,025,000	12.50%	\$253,125
5	305-090-015-1	0.91 ac	118,000	12.50%	\$14,750
6	305-090-016-2	1.82 ac	237,000	12.50%	\$29,625
7	305-090-017-3	0.91 ac	54,000	12.50%	\$6,750
8	305-090-019-5	0.12 ac	16,000	12.50%	\$2,000
9	305-090-026-1	0.86 ac	112,000	12.50%	\$14,000
10	305-090-028-3	0.86 ac	112,000	12.50%	\$14,000
11	305-090-030-4	0.86 ac	112,000	12.50%	\$14,000
12	305-090-032-6	0.86 ac	112,000	12.50%	\$14,000
13	305-090-055-7	0.90 ac	117,000	12.50%	\$14,625
14	305-090-056-8	24.93 ac	3,214,000	12.50%	\$401,750
15	305-090-057-9	1.03 ac	134,000	12.50%	\$16,750
16	305-090-058-0	1.03 ac	134,000	12.50%	\$16,750
17	305-090-059-1	0.93 ac	107,000	12.50%	\$13,375
18	305-100-028-3	26.83 ac	3,156,000	12.50%	\$394,500
19	305-110-001-9	4.22 ac	133,000	12.50%	\$16,625
20	305-110-002-0	0.91 ac	30,000	12.50%	\$3,750
21	305-110-003-1	3.63 ac	53,000	12.50%	\$6,625
22	305-110-004-2	3.76 ac	96,000	12.50%	\$12,000
23	305-110-006-4	2.55 ac	3,000	12.50%	\$375
24	305-110-007-5	0.90 ac	1,000	12.50%	\$125
25	305-110-016-3	0.75 ac	23,000	12.50%	\$2,875
26	305-110-021-7	0.69 ac	1,000	12.50%	\$125
27	305-110-022-8	3.40 ac	111,000	12.50%	\$13,875



**COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
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CATHY COLT
ASSISTANT
Administrative Division

TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division

FRIT SWAIN
ASSISTANT
Valuation Division

LARRY W. WARD
Assessor-County Clerk-Recorder

PERRIS NO 2, MAP NO 57 - LIST OF CANCELLATION PARCELS & VALUES (CONT'D)
PG 2 of 4

28	305-110-023-9	0.90 ac	29,000	12.50%	\$3,625
29	305-110-024-0	0.90 ac	29,000	12.50%	\$3,625
30	305-110-025-1	0.90 ac	29,000	12.50%	\$3,625
31	305-110-026-2	1.80 ac	59,000	12.50%	\$7,375
32	305-110-027-3	7.75 ac	240,000	12.50%	\$30,000
33	305-110-032-7	5.20 ac	56,000	12.50%	\$7,000
34	305-110-033-8	5.02 ac	173,000	12.50%	\$21,625
35	305-110-034-9	5.13 ac	142,000	12.50%	\$17,750
36	305-110-035-0	4.21 ac	99,000	12.50%	\$12,375
37	305-120-004-3	0.95 ac	32,000	12.50%	\$4,000
38	305-120-005-4	0.95 ac	32,000	12.50%	\$4,000
39	305-120-006-5	0.95 ac	31,000	12.50%	\$3,875
40	305-120-007-6	0.95 ac	19,000	12.50%	\$2,375
41	305-120-008-7	0.95 ac	12,000	12.50%	\$1,500
42	305-120-020-7	1.09 ac	31,000	12.50%	\$3,875
43	305-120-022-9	2.11 ac	74,000	12.50%	\$9,250
44	305-120-023-0	2.11 ac	61,000	12.50%	\$7,625
45	305-120-024-1	2.11 ac	3,000	12.50%	\$375
46	305-120-025-2	1.22 ac	1,000	12.50%	\$125
47	305-120-026-3	4.95 ac	31,000	12.50%	\$3,875
48	305-130-002-2	2.87 ac	111,000	12.50%	\$13,875
49	305-130-003-3	0.95 ac	51,000	12.50%	\$6,375
50	305-130-004-4	1.91 ac	121,000	12.50%	\$15,125
51	305-130-006-6	1.91 ac	157,000	12.50%	\$19,625
52	305-130-009-9	9.90 ac	255,000	12.50%	\$31,875
53	305-140-012-2	0.85 ac	12,000	12.50%	\$1,500
54	305-140-024-3	0.49 ac	17,000	12.50%	\$2,125
55	305-140-025-4	0.49 ac	17,000	12.50%	\$2,125
56	305-140-026-5	1.01 ac	35,000	12.50%	\$4,375
57	305-140-027-6	3.03 ac	92,000	12.50%	\$11,500



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 Administrative Division

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 County Clerk-Recorder Division

FRIT SWAIN
 ASSISTANT
 Valuation Division

LARRY W. WARD
 Assessor-County Clerk-Recorder

**PERRIS NO 2, MAP NO 57 - LIST OF CANCELLATION PARCELS & VALUES
 PG 3 of 4**

58	305-140-031-9	1.03 ac	34,000	12.50%	\$4,250
59	305-140-032-0	1.03 ac	33,000	12.50%	\$4,125
60	305-140-034-2	3.59 ac	89,000	12.50%	\$11,125
61	305-140-040-7	1.01 ac	35,000	12.50%	\$4,375
62	305-140-041-8	1.13 ac	15,000	12.50%	\$1,875
63	305-140-052-8	0.85 ac	1,000	12.50%	\$125
64	305-140-053-9	1.44 ac	46,000	12.50%	\$5,750
65	305-140-054-0	1.44 ac	46,000	12.50%	\$5,750
66	305-140-055-1	1.44 ac	45,000	12.50%	\$5,625
67	305-140-056-2	1.44 ac	44,000	12.50%	\$5,500
68	305-140-057-3	1.44 ac	42,000	12.50%	\$5,250
69	305-140-058-4	1.44 ac	40,000	12.50%	\$5,000
70	305-140-059-5	1.44 ac	37,000	12.50%	\$4,625
71	305-140-060-5	1.44 ac	33,000	12.50%	\$4,125
72	305-140-061-6	0.98 ac	1,000	12.50%	\$125
73	305-160-001-4	2.86 ac	330,000	12.50%	\$41,250
74	305-160-002-5	0.95 ac	112,000	12.50%	\$14,000
75	305-160-003-6	0.95 ac	107,000	12.50%	\$13,375
76	305-160-022-3	0.95 ac	124,000	12.50%	\$15,500
77	305-160-023-4	1.86 ac	231,000	12.50%	\$28,875
78	305-160-025-6	3.82 ac	134,000	12.50%	\$16,750
79	305-160-027-8	1.97 ac	36,000	12.50%	\$4,500
80	305-160-028-9	1.02 ac	17,000	12.50%	\$2,125
81	305-160-029-0	1.02 ac	32,000	12.50%	\$4,000
82	305-160-030-0	1.02 ac	33,000	12.50%	\$4,125
83	305-170-018-1	9.36 ac	1,123,000	12.50%	\$140,375
84	305-190-014-9	0.73 ac	26,000	12.50%	\$3,250
85	305-190-019-4	1.08 ac	38,000	12.50%	\$4,750
86	305-190-028-2	1.59 ac	156,000	12.50%	\$19,500
87	305-190-029-3	0.96 ac	50,000	12.50%	\$6,250



LARRY W. WARD
Assessor-County Clerk-Recorder

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Valuation Division

**PERRIS NO 2, MAP NO 57 - LIST OF CANCELLATION PARCELS & VALUES
PG 4 of 4**

88	305-190-030-3	0.96 ac	34,000	12.50%	\$4,250
89	305-190-031-4	0.96 ac	34,000	12.50%	\$4,250
90	305-190-032-5	10.01 ac	304,000	12.50%	\$38,000
91	305-220-011-8	1.49 ac	52,000	12.50%	\$6,500
92	305-220-020-6	0.09 ac	3,000	12.50%	\$375
93	305-220-021-7	0.03 ac	1,000	12.50%	\$125
94	305-220-049-3	1.00 ac	30,000	12.50%	\$3,750
95	305-220-050-3	1.00 ac	30,000	12.50%	\$3,750
96	305-220-051-4	3.00 ac	91,000	12.50%	\$11,375
97	305-220-052-5	4.69 ac	168,000	12.50%	\$21,000
TOTAL		314.05 AC	16,390,000		\$2,048,750



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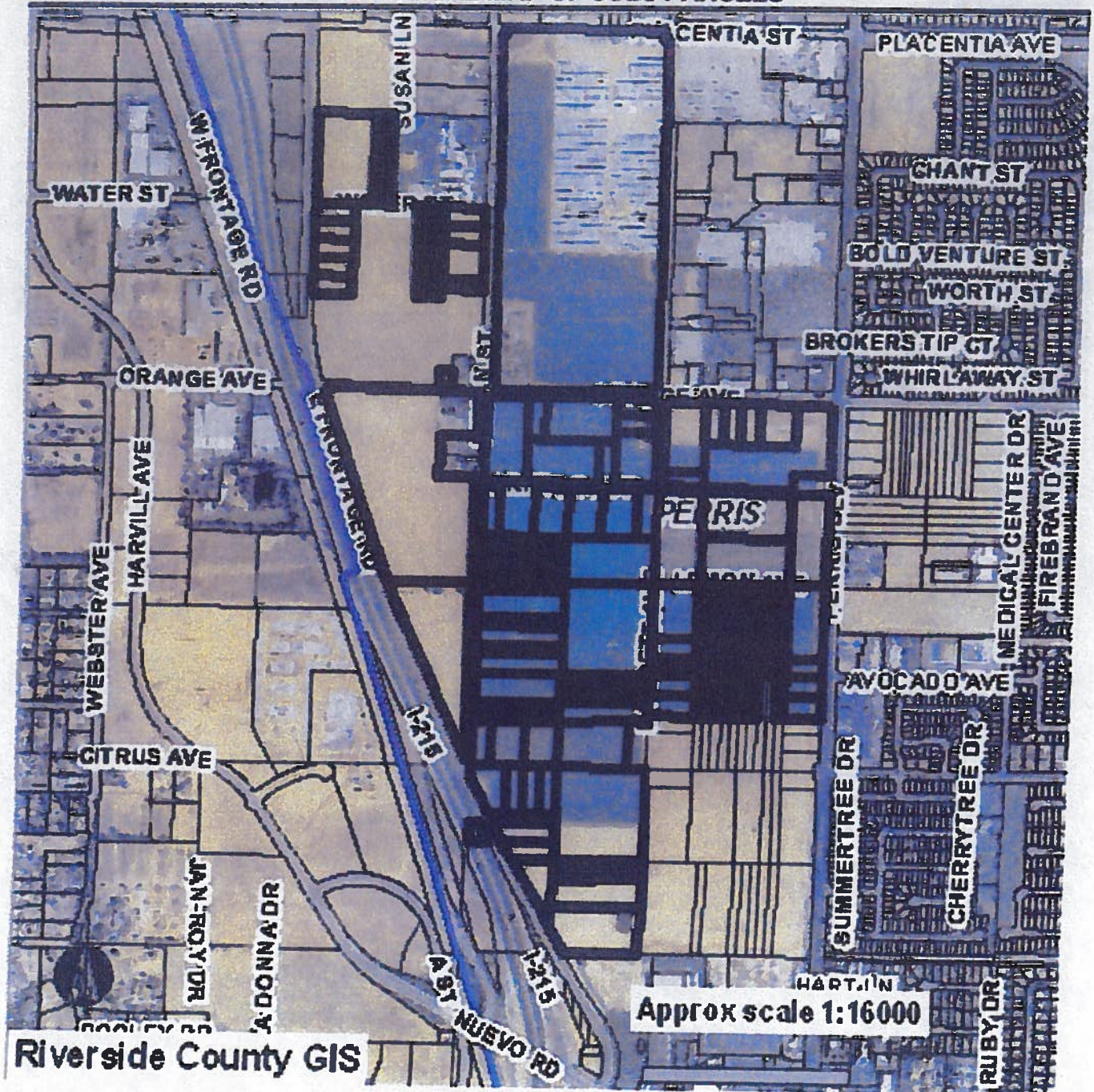
**CATHY COLT
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**TAUNA MALLIS
 ASSISTANT
 County Clerk-Recorder Division**

**FRIT SWAIN
 ASSISTANT
 Valuation Division**

**LARRY W. WARD
 Assessor-County Clerk-Recorder**

GIS AERIAL MAP OF SUBJ PARCELS





**COUNTY OF RIVERSIDE
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 Assessor-County Clerk-Recorder

LOCAL VICINITY

APPLICANTS MAP OF PROJECT AREA

**THOMAS GUIDE T77-F5 to T77-G6
 PERRIS BLD, NUEVO RD, PLACENTIA AV, ORANGE AV,
 BARRETT AV, INDIAN AV, E FRONTAGE RD, CITY OF PERRIS**





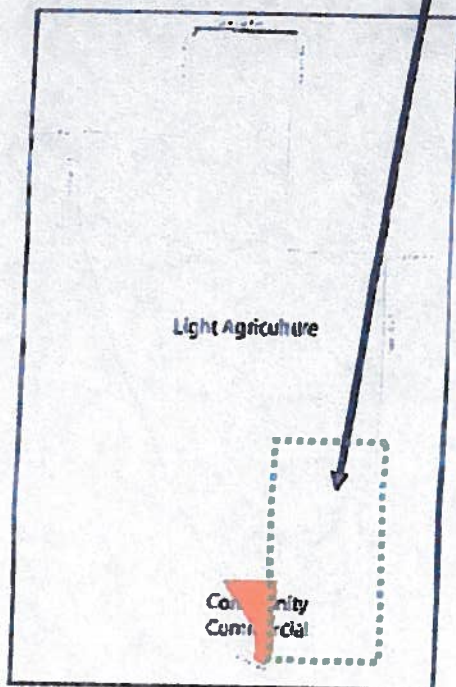
**COUNTY OF RIVERSIDE
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CATHY COLT
 ASSISTANT
 Administrative Division

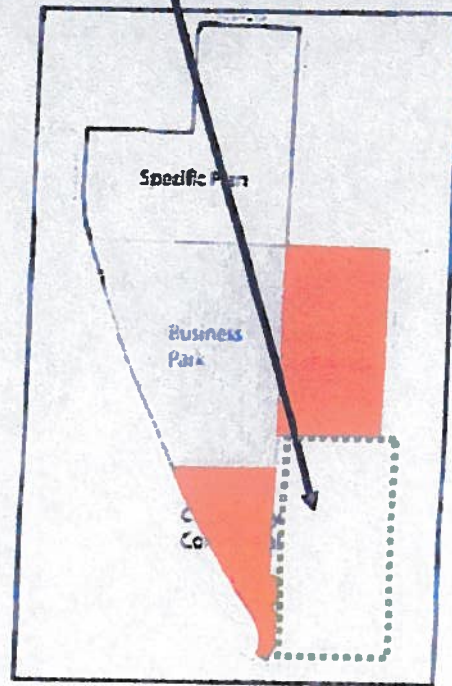
TAUNA MALLIS
 ASSISTANT
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 Valuation Division

LARRY W. WARD
 Assessor-County Clerk-Recorder



Zoning designations as of April 26, 2005.



General Plan designations as of April 26, 2005.